

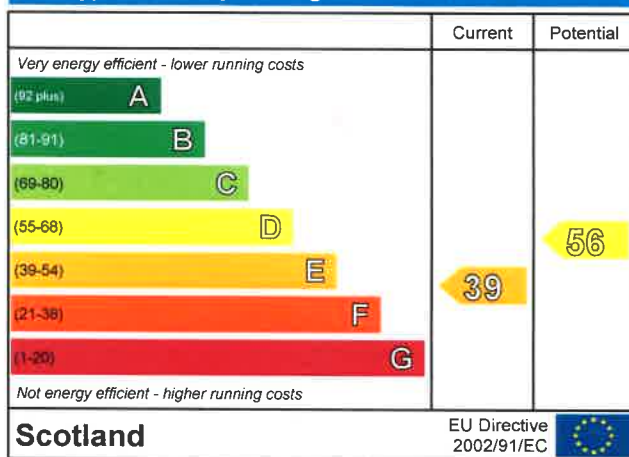
Address of dwelling and other details

26 BROUGHTY FERRY ROAD DUNDEE DD4 6BD	Dwelling type: Name of approved organisation: Membership number: Date of certificate: Reference number: Type of assessment: Total floor area: Main type of heating and fuel:	Top-floor maisonette RICS RICS069842 18 February 2010 0910-6622-1000-0572-6992 RdSAP, existing dwelling 78 m ² Electric storage heaters
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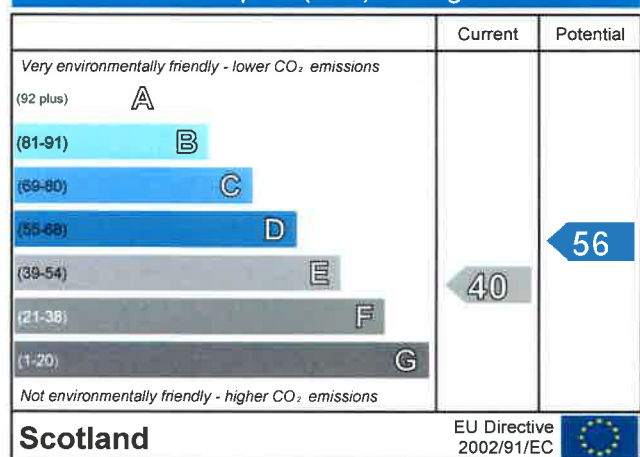
This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2005 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. CO₂ is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 505 kWh/m² per year

Approximate CO₂ emissions: 76 kg/m² per year

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

- | | |
|--|---|
| 1 Cavity wall insulation | 3 Low energy lighting for all fixed outlets |
| 2 Increase hot water cylinder insulation | |

A full energy report is attached to this certificate



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. Information from this EPC may be given to the Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of RICS. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: Joseph Dowie
Company name/trading name: DM Hall
Address: Unit 34, Shed 26, Camperdown
Street, City Quay, Dundee DD1 3JA
Phone number: 01382 873100
Fax number: 01382 873 109
E-mail address: dundee@dmhall.co.uk
Related party disclosure: No related party

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	505 kWh/m ² per year	345 kWh/m ² per year
Carbon dioxide emissions	6.0 tonnes per year	4.1 tonnes per year
Lighting	£77 per year	£43 per year
Heating	£624 per year	£438 per year
Hot water	£193 per year	£142 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, partial insulation (assumed)	Average	Average
Roof	Pitched, 150 mm loft insulation	Good	Good
Floor	(other premises below)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Electric storage heaters	Poor	Poor
Main heating controls	Manual charge control	Poor	Poor
Secondary heating	Room heaters, electric	-	-
Hot water	Electric immersion, off-peak	Poor	Poor
Lighting	Low energy lighting in 20% of fixed outlets	Poor	Poor
Current energy efficiency rating		E 39	
Current environmental impact (CO₂) rating			E 40

Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. The following are provided for this home:

There are none applicable to this home.

Recommended measures to improve this home's energy performance

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental
1 Cavity wall insulation	£216	E 53	E 53
2 Increase hot water cylinder insulation	£32	D 55	D 55
3 Low energy lighting for all fixed outlets	£23	D 56	D 56
Sub-total	£271		
Higher cost measures			
4 Fan assisted storage heaters and dual immersion cylinder	£40	D 64	D 56
Total	£311		
Potential energy efficiency rating		D 64	
Potential environmental impact (CO₂) rating			D 56

Further measures to achieve even higher standards

None

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Hot water cylinder insulation

Increasing the thickness of existing insulation around the hot water cylinder will help to maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. An additional cylinder jacket or other suitable insulation layer can be used. The insulation should be fitted over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

3 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

Higher cost measures (typically over £500 each)

4 Fan assisted storage heaters

Modern storage heaters are smaller and easier to control than the older type in the property. Ask for a quotation for new, fan-assisted heaters with automatic charge control. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the current regulations covering electrical wiring. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a qualified heating engineer. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

About the further measures to achieve even higher standards

Not applicable

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme. Minimise the use of tumble dryers and dry clothes outdoors where possible.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.

Reduced Data SAP 2005 Input Data Summary

26 BROUGHTY FERRY ROAD
DUNDEE
DD4 6BD

Located in: Scotland
Date of assessment: 12 February 2010
Date of certificate: 18 February 2010
UPRN: 1000665160
Reference number: 0910-6622-1000-0572-6992

Country and Language

Scotland, ENGLISH

Note: Includes energy report. Includes cost ratings.

Property overview

Dwelling type:	Maisonette	Main property age:	1976 - 1983
Built form:	Mid Terrace	Extension 1 age:	1976 - 1983
Habitable rooms:	5	Perimeters and areas:	Internal
Heated habitable rooms:	4		
Terrain type:	Dense Urban		
Transaction type:	Marketed Sale		
Basis of certificate:	Full survey by you		
Sampling approach:	None (full survey)		
Visited property:	Yes		

Main property construction

Lowest floor	area = 37.91	room height = 2.40	perimeter = 21.54
First floor	area = 37.91	room height = 2.30	perimeter = 25.50
Wall construction	Cavity with insulation as built		
Roof construction	Pitched (slates or tiles), access to loft, insulation at joists which is 150 mm thick		
Ground floor	Suspended Timber as built		

Extension 1 construction

Lowest floor	area = 2.62	room height = 2.40	perimeter = 2.65
Wall construction	Cavity with insulation as built		
Roof construction	Pitched (slates or tiles), no access to loft, unknown		
Ground floor	Suspended Timber as built		

Windows

Area of windows:	Typical
Multiple glazing:	100% installed before 2003
Measured windows:	None

Conservatory

There is no conservatory

Shelter factors (flats and maisonettes only)

Floor number:	1	Flat corridor:	None
Floors in block:	3	Heat loss floor:	Other flat below
Sheltered wall length:	m		

Space heating and controls

Main heating: 402 - Electric storage system, Off-peak tariff, Modern (slimline) storage heaters
Main heating fuel: 39 - Electricity, electricity
Heat emitter:
Boiler flue type:
Boiler fan type:
Main heating controls: 2401 - ELECTRIC STORAGE SYSTEM, Manual charge control
Secondary heating: 691 - Electric (direct acting) room heater, Panel, convector or radiant heaters
Secondary heating fuel: 39 - Electricity, electricity

Water heating and cylinder

Water heating: 903 - Electric immersion (on-peak or off-peak)
Water heating fuel: 39 - Electricity, electricity
Solar panel: No Immersion type: Single elements
Cylinder present: Yes
Cylinder size: Normal (90 - 130 litres) Cylinder insulation type: Jacket
Cylinder insulation: 25 mm Cylinder thermostat: No

Miscellaneous

Open fireplaces: 0 Photovoltaic cells: 0%
Ventilation type: Natural Low energy lights: 20%
Electricity meter: Dual (24 hour)Dual (24 hour) Main gas supply: No
Wind turbines: 0

Measures

Selected: Cavity wall insulation (B)
Hot water cylinder insulation (C)
Low energy lights (E)
New or replacement storage heaters (L)
Cancelled: